

**Wallace, Davidson, and Johnson Building (Factor's Row)**

**AA-596**

**26 Market Space**

**Annapolis, Anne Arundel County, Maryland**

**1771**

**Private**

The building at 26 Market Space was first constructed in 1771 by Charles Wallace as the eastern end unit of a four-part building known as Factor's Row. Having subsequently sold the other units of the building, Wallace and his business partner, John Davidson, maintained the commercial space on the first floor as their store. The building, documented as a store and dwelling in assessment records and deeds, was also used as the offices of Wallace, Davidson and Johnson, one of the most successful import/export firms in Maryland, and possibly Pennsylvania, between April 1771 and January 1776. In October 1883, most of Factor's Row was destroyed by fire. The building at 26 Market Space, although greatly affected by the disaster, retains the only extant portions of the significant commercial structure erected by Wallace in the colonial period. In 1932, the property was purchased by the Florestano family, who has continued to oversee preservation of this last vestiges of colonial-era commerce on Market Space.

The reconstruction following the 1883 fire included a new roof configuration, loss of two bays on the third story at the northwestern end, and interior renovations. In 1972, the building was extensively renovated to serve as a restaurant with a projecting wood-frame commercial storefront applied to the first story of the façade. In 2007-2008, the building underwent extensive repairs in order to stabilize the aging brick structure. As it appears today, the building is three stories high, set on a solid masonry foundation of uncut, uncoursed stone. The façade, reinforced with concrete blocks and steel beams on the interior, is constructed of brick laid in Flemish bond. The exposed northeast side elevation fronting Fleet Street retains the most integrity to reflect the building's 1771 construction; it is constructed of Flemish-bond brick with evidence of weathered joints. The wall appears to have been previously covered in stucco, which has been removed; it is currently painted. Additional support is provided by square tie rods randomly placed on each story and just below the second and third stories as well as roofline. The shallow-pitched side gable roof, reconstructed in 2007-2008, is covered with standing seam metal and finished with a simple Italianate-style wood entablature that reflects the building's reconstruction in 1883. A one-story addition with a flat roof obscured by a brick parapet was constructed on the rear of the building about 1956. Currently vacant, the building contains 5,528 square feet.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### 1. Name of Property (indicate preferred name)

historic Wallace, Davidson, and Johnson Building (preferred); Factor's Row

other Riordan's Saloon

### 2. Location

street and number 26 Market Space not for publication

city, town Annapolis vicinity

county Anne Arundel

### 3. Owner of Property (give names and mailing addresses of all owners)

name 26 Market Space LLC

street and number PO Box 30089

telephone

city, town Indianapolis

state IN

zip code 46230

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 18639 folio 574

city, town Annapolis tax map 52A tax parcel 843 tax ID number 05839758

### 5. Primary Location of Additional Data

- ☒ Contributing Resource in National Register District  
☒ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☒ Other: Contributing Resource in National Historic Landmark District

### 6. Classification

| Category  | Ownership                                   | Current Function                                   | Resource Count   |
|---|---|--|--|
| <input type="checkbox"/> district               | <input type="checkbox"/> public             | <input type="checkbox"/> agriculture               | Contributing   |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> commerce/trade | Noncontributing  |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both               | <input type="checkbox"/> defense                   | 1  |
| <input type="checkbox"/> site                   |   | <input type="checkbox"/> domestic                  |  |
| <input type="checkbox"/> object                 |   | <input type="checkbox"/> education                 |  |
|   |   | <input type="checkbox"/> funerary                  |  |
|   |   | <input type="checkbox"/> government                | 1  |
|   |   | <input type="checkbox"/> health care               | 0  |
|   |   | <input type="checkbox"/> industry                  | Total  |
|   |   | <input type="checkbox"/> landscape                 |  |
|   |   | <input type="checkbox"/> recreation/culture        |  |
|   |   | <input type="checkbox"/> religion                  |  |
|   |   | <input type="checkbox"/> social                    |  |
|   |   | <input type="checkbox"/> transportation            |  |
|   |   | <input type="checkbox"/> work in progress          |  |
|   |   | <input type="checkbox"/> unknown                   |  |
|   |   | <input type="checkbox"/> vacant/not in use         |  |
|   |   | <input type="checkbox"/> other:                    |  |
|   |   |  | Number of Contributing Resources<br>previously listed in the Inventory |
|   |   |  | 1  |

---

## 7. Description

Inventory No. AA-596

---

### Condition

|  |   |
|--|---|
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated       |
| <input type="checkbox"/> good            | <input type="checkbox"/> ruins              |
| <input checked="" type="checkbox"/> fair | <input checked="" type="checkbox"/> altered |

---

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### Summary Description

The building at 26 Market Space was erected in 1771 by Charles Wallace; it stands as the only remaining portion of the four-part building known as Factor's Row. In 1883, the structure was greatly damaged by fire, which destroyed the other portions of Factor's Row. The resulting reconstruction included a new roof configuration, loss of two bays on the third story at the northwestern end, and interior renovations. In 1972, the building was extensively renovated to serve as a restaurant with a projecting wood-frame commercial storefront applied to the first story of the façade. In 2007-2008, the building underwent extensive repairs in order to stabilize the aging brick structure. As it appears today, the building is three stories high, set on a solid masonry foundation of uncut, uncoursed stone. The façade, reinforced with concrete blocks and steel beams on the interior, is constructed of brick laid in Flemish bond. The exposed northeast side elevation fronting Fleet Street retains the most integrity to reflect the building's 1771 construction; it is constructed of Flemish-bond brick with evidence of weathered joints. The wall appears to have been previously covered in stucco, which has been removed; it is currently painted. Additional support is provided by square tie rods randomly placed on each story and just below the second and third stories as well as roofline. The shallow-pitched side gable roof, reconstructed in 2007-2008, is covered with standing seam metal and finished with a simple Italianate-style wood entablature that reflects the building's reconstruction in 1883. A one-story addition with a flat roof obscured by a brick parapet was constructed on the rear of the building about 1956. Currently vacant, the building contains 5,528 square feet.

### Site Description

The three-story building at 26 Market Space is located on the northwestern corner of Market Space and Fleet Street, southeast of its intersection with Cornhill Street. The building, with its 1956 addition, occupies the entire trapezoidal-shaped lot created by Cornhill Street. The projecting storefront added in 1972 meets with the brick sidewalk on Market Space, to the northwest of the Market House (AA-590). Front-in parking is located to the southeast. A concrete-paved sidewalk runs along the northeast elevations of the main block and addition at Fleet Street and Cornhill Street. The building abuts 28-30 Market Space (AA-1819) on its southwest elevation. This three-story building was constructed in 1884 following the fire that destroyed much of Factor's Row in 1883.

### Detailed Description

The building at 26 Market Space is three stories high, set on a solid masonry foundation composed of uncut, uncoursed stone. The foundation, partially visible along the building's northeast elevation, is capped by a beveled water table of three courses of brick laid in Flemish bond and a course of header bricks. The building is constructed of brick laid in Flemish bond; the façade has been reinforced on the interior with concrete blocks and steel beams, and on the side elevations with metal tie rods. Re-laid brick on the upper stories is laid in three-course American bond. The façade has exposed bricks that were previously painted; the paint was removed in the late twentieth century. The side and rear elevations are currently painted. String courses are

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 7 Page 2

---

created by the slight projection of four courses of brick at the second and third stories on the northeast elevation. This detail is continued on the façade by two courses of brick. The original front-gabled roof with enclosed tympanum (1771) was replaced with a shallow-pitched side gable roof following the destructive 1883 fire. The roof was reconstructed in 2007-2008; it is covered in standing seam metal. The flat roof of the building's two-story ell at the northwest end is covered in a built-up composite material. Although noted on the interior of the building, chimney stacks do not penetrate the roof. An Italianate-style entablature ornaments the façade, while the upper gable ends have false returns and plain raked boards.

The façade facing southeast on Market Space is three bays wide. The first story is dominated by a one-story storefront (1972) that projects four feet from the plane of the wall. Constructed on a stretcher-bond brick base (painted), the storefront is pierced by a wide entry opening and a band of fixed windows that wrap around the east corner. The main entry is located in the southern end bay. It has a wide replacement door of wood with a single fixed light set above a molded panel. Ogee mold projects from below the fixed light. The door is flanked on either side by one-light sidelights with panels below. A transom is suggested by a rectangular panel with projecting ogee molding. The band of six fixed lights is set in pairs, presumably removable. The one bay of the storefront's northeast elevation has a single fixed window. The windows have narrow square-edged surrounds and mullions. They rest on a shared header brick sill. The top of the storefront has a wide entablature or parapet that serves as a signboard. The wood-frame structure has a double fillet-molded architrave with very wide frieze. Panels project from the face of the frieze, divided by in-boards. The name of the former restaurant occupying the space adorns the center panel, framed by projecting bolection molding. Gooseneck lighting has been affixed above the panels to illuminate the sign and storefront. The top of the structure has a slightly overhanging ogee-molded cornice with metal coping. It has a flat roof that is not visible from the public right-of-way.

The second and third stories of the façade are symmetrically fenestrated by double-hung window openings; those on the second story are elongated. The second-story openings have 4/4, double-hung, wood-sash replacement windows, while those on the third story have 4/2, double-hung, wood-sash replacement windows. All of the openings are framed by three-inch wide square-edged surrounds of wood with mitered joints and narrow wood sills. Those on the second story are finished with the original splayed jack arches, which are composed of remarkably narrow stretcher and header bricks that appear to be rubbed. The openings on the third story have jack arches that lack ornamental brickwork.

The façade is crowned with a wood entablature that reflects the Italianate style, which was overwhelmingly popular in the late nineteenth century when the building was reconstructed. The entablature is composed of a cyma reversa architrave with plain frieze topped by ogee bed molding. Scrolled modillions with fluting visually support the overhanging cornice. The boxed cornice, topped with metal coping, has an ogee profile.



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 7 Page 3

---

The northeast elevation fronting Fleet Street is composed of the three-bay wide main block under the side gable roof and the remaining two-bay wide portion (or ell) of the main block with a flat roof. The first story was originally fenestrated by four double-hung window openings. Now infilled with brick and lacking sills, the former openings retain their brick jack arches composed of gauged stretchers and headers. The arches have been painted, further obscuring the existence of the window openings. A square opening remains in the upper half of the window opening in the second bay (running east to north). Presumably used for mechanical equipment (exhaust or air conditioner) for the restaurant the previously occupied the building, the opening is covered with plywood. The opening has two courses of header bricks acting as a sill. The fourth bay within the two-story portion has been altered by the insertion of an entry opening. The flush metal door has narrow square-edged surrounds of metal and a concrete sill. The opening was created directly below the splayed arch of the former window although there is no relationship.

The second story of the northeast elevation is pierced by five double-hung window openings: three in the main block and two in the two-story portion. The openings are placed symmetrically to those that originally existed on the first story, but are unequally spaced to better accommodate the interior plan. The eastern end bay has a replacement 1/1, wood-sash window, while the three interior bays have 2/2, wood-sash windows. The opening in the northern end bay no longer retains the window sash and has been covered with plywood. The openings have narrow wood sills; some of the sills have been replaced and some are in a very severe state of deterioration. They have replacement torus-molded surrounds of wood and 1/1 storm windows on the exterior. Like the openings on the façade and those originally piercing the first story of this elevation, the second-story windows have brick jack arches composed of gauged stretchers and headers. The third story of the main block has three 2/2, double-hung, wood-sash replacement windows with narrow sills (replacement) and torus-molded wood surrounds (replacement). The jack arches of these openings have been reconstructed using historic bricks (possibly from the building itself). The narrow gauged bricks have been re-laid in a more vertical manner rather than the splayed arrangement of the arches on the lower stories.

The northwest elevation reflects the building's reconstruction following the 1883 fire. As a result, only the first two stories of this original elevation are extant, now referred to as the two-story portion or ell; the third story was only partially reconstructed as part of what is now the main block. The northwest elevation of the ell is largely obscured by the 1956 rear addition. Above this one-story addition, the upper portion of the elevation is visible. It is brick laid in stretcher bond (painted) with no cornice or entablature. The only visible fenestration is the square opening in the northern end bay where a metal louvered vent has been installed. Much of the building's electrical wiring is adhered to this portion of the structure. The reconstructed third story of the main block is brick laid in variations of the American bond due to alteration and repairs. Three- and six-course American bond were noted. Largely obscured from the public right-of-way by mechanical equipment related to the building's previous use as a restaurant, the third story has two window openings: one in the center bay and one in the western end bay. The interior survey revealed the opening in the western end bay no longer retains the sash or frame and has been covered with plywood. The opening has a jack arch created by vertically placed

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 7 Page 4

---

stretcher bricks. The center bay holds a 1/1, double-hung, wood-sash replacement window. The opening has a jack arch of header bricks and appears to have molded surrounds; it is covered by a wire security bars. The boxed wood cornice ornamenting the main block has a narrow plain frieze and fillet profile; it is predominately obscured by a metal gutter.

### Interior Description

The interior of 26 Market Space reflects its tenure as a restaurant between 1972 and 2007. Most recently, in 2007 and 2008, the building underwent extensive repairs in order to stabilize the brick structure. This effort commenced with an examination of the existing structure, which revealed reconstruction of the center portion of the third story fronting Market Space; that the party wall between 26 Market Space and 28-30 Market Space was intact as were the fireplaces and chimney flues, although the stacks had been cut off below the roof; and several of the window openings had been widened to allow for the insertion of replacement sash. Additionally, as the brickwork indicates, the façade wall was reconstructed from the second story to the roofline. The resulting work included a new roof structure, repair and replacement of window sash and frames, the insertion of a steel frame on the interior, and application of concrete blocks and steel beams on the interior of the façade.<sup>1</sup> The building is currently vacant and reveals the lack of tenant and recent construction work. Every attempt has been made to preserve and/or reuse as much of the original 1771 and 1884 materials as possible.

The first floor, as a result of alterations, is an open space that extends the length of the main block, two-story ell, and rear addition. The entry and bar, which includes a dining area, is divided by a single wall from the kitchen area in the rear addition. This wall is constructed of drywall with beaded board. The bar is located at the center of the southwest wall. It is a wood structure with recessed panels and fluted Tuscan pilasters. The slightly projecting shelf has square edges and is augmented by a brass rail that encircles the structure. Paneled shelves and cabinets line the southwest wall behind the bar. A quarter-turn stair is located in the north corner of the original structure (two-story ell). The wood stair is enclosed with beaded board walls that rise above the square-edged wall stringers. Molded hand rails have been affixed to either side of the stair on square-edged boards for additional support. A fire exit is located at the center of the northeast wall. Reached by two concrete steps, the entry holds a flush metal door that is located in a partially enclosed window opening. A secondary exit is located on the northeast wall of the rear addition, within the kitchen. The interior surrounds and sills of the now-enclosed window openings along the northeast elevation of the original structure are no longer extant.

The floor retains much of the one-inch square ceramic tiling, although it has been removed in places. The tile has a fret border around the bar and raised wood platform of the dining area on the east side of the room. The floor in the eastern corner has been replaced by poured concrete, a feature of the repair work recently

---

<sup>1</sup> Testimony of Orlando Ridout V to the Historic Preservation Commission of the City of Annapolis (13 March 2007). On file at the City of Annapolis.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 7 Page 5

---

undertaken. The walls are covered in beaded board and recessed panels; due to the repairs the brick structure is exposed throughout. Plywood with square openings for natural illumination presently covers the projecting storefront. The ceiling has exposed HVAC equipment, ceiling fans, beaded boards, pressed tin, and exposed floor joists where repairs have occurred. The joists show ghosting of lath and plaster. A metal I-beam has been added to provide additional support.

The second floor contains a large private dining area at the southeast end. The wide center hall at the northwest end of the building is flanked by restrooms on the southwest side and additional dining space on the northeast side. A storage room or office is located in the west corner. The second floor is reached by the quarter-turn stair in the north corner; a quarter-turn stair at the center of the southwest wall provides access to the third floor. Like the first floor, the second and third floors reveal the building's previous use as a restaurant and its recent renovation. The flooring of the second floor consists of four-inch wide boards with an eight-inch molded baseboard topped by a bolection-molded cap and ogee molding with quadrant bead at the base. The walls are covered by a beaded board wainscoting with molded chair rail that is approximately four inches wide. The field of the walls is drywall and plaster (with machine-cut lath), edged by a four-inch wide ogee crown molding. Concrete blocks have been added along the southeast wall to provide additional support to the bowing brick façade. The material of the ceiling was not discernible at the time of the survey but is believed to include both drywall and plaster. The exposed floor joists show ghosting of lath and plaster. Recessed spot lighting has been inserted into the ceiling of the center hall. The entry openings have flush wood replacement doors with a hollow core and stainless steel hardware. The original surrounds have reeded and concave pilaster casing with mitered joints.

The third floor contains two rooms, with the quarter-turn stair located at the center of the southwest wall. The floor is composed of five-inch wide boards with no baseboard. The walls are plaster, exposed brick, and concrete blocks, which were added recently for additional support. The ceiling is fully exposed due to the recent reconstruction of the roof. The window openings have four-inch wide surrounds with a square exterior edge and reeded interior casing. Narrower surrounds, presumably added at a later date, are three inches wide with a bolection-molded back band. Where the surrounds are present, the window openings have four-inch wide aprons with reeded edges. The stair has no original features and is enclosed by a solid balustrade of drywall. Square-edged wall stringers run along the enclosing side walls of the stair.

## 8. Significance

Inventory No. AA-596

| Period  | Areas of Significance                            | Check and justify below                               |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> 1600-1699            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics                    | <input type="checkbox"/> health/medicine        | <input type="checkbox"/> performing arts     |
| <input checked="" type="checkbox"/> 1700-1799 | <input type="checkbox"/> archeology              | <input type="checkbox"/> education                    | <input type="checkbox"/> industry               | <input type="checkbox"/> philosophy          |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> engineering                  | <input type="checkbox"/> invention              | <input type="checkbox"/> politics/government |
| <input type="checkbox"/> 1900-1999            | <input type="checkbox"/> art                     | <input type="checkbox"/> entertainment/<br>recreation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion            |
| <input type="checkbox"/> 2000-                | <input checked="" type="checkbox"/> commerce     | <input type="checkbox"/> ethnic heritage              | <input type="checkbox"/> law                    | <input type="checkbox"/> science             |
|   | <input type="checkbox"/> communications          | <input type="checkbox"/> exploration/<br>settlement   | <input type="checkbox"/> literature             | <input type="checkbox"/> social history      |
|   | <input type="checkbox"/> community planning      |   | <input type="checkbox"/> maritime history       | <input type="checkbox"/> transportation      |
|   | <input type="checkbox"/> conservation            |   | <input type="checkbox"/> military               | <input type="checkbox"/> other: _____        |

**Specific dates** 1771; 1883; 2007 **Architect/Builder** Charles Wallace

**Construction dates** 1771; 1883-1884; 2007-2008

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The building at 26 Market Space was first constructed in 1771 by Charles Wallace as the eastern end unit of a four-part building known as Factor's Row. Having subsequently sold the other units of the building, Wallace and his business partner, John Davidson, maintained the commercial space on the first floor as their store. The building, documented as a store and dwelling in assessment records and deeds, was also used as the offices of Wallace, Davidson and Johnson, one of the most successful import/export firms in Maryland, and possibly Pennsylvania, between April 1771 and January 1776. In October 1883, most of Factor's Row was destroyed by fire. The building at 26 Market Space, although greatly affected by the disaster, retains the only extant portions of the significant commercial structure erected by Wallace in the colonial period. In 1932, the property was purchased by the Florestano family, who has continued to oversee preservation of the last vestiges of colonial-era commerce on Market Space.

### HISTORY

#### Governor Nicholson's Garden Lot

The property on which 26 Market Space stands was set aside by the Maryland General Assembly specifically for Governor Francis Nicholson in 1696. Francis Nicholson, born in Yorkshire, England, in 1655, was a British military officer who served as lieutenant-governor (1687-1689) of New York and, following his return from England, was governor (1689-1690). Nicholson was then appointed as lieutenant-governor of Virginia (1690) and later served as the colonial governor of Maryland (1694-1698) and Virginia (1698-1705). While in Virginia, he was instrumental in the creation of the College of William and Mary, serving as one of the original trustees. Additionally, he oversaw the relocation of the capital from Jamestown to Williamsburg. During his short tenure in Maryland, Nicholson was largely responsible for the relocation of the state capital from St. Mary's to Annapolis. He was also greatly involved in the design of Annapolis, hiring "surveyor Richard Beard to create a complex plan for the new capital, breaking from the traditional pattern of town development in the Chesapeake."<sup>2</sup> The design, largely realized by the actions of the General Assembly, included a large tract of

<sup>2</sup> Marcia M. Miller and Orlando Ridout V, editors. *Architecture in Annapolis: A Field Guide*, (Crownsville, Maryland: Maryland Historical Trust, 1998), 9.



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 2

---

land at the approximate center of the capital city for Nicholson's own personal use. The *Act for Keeping Good Rules and Orders in the Porte of Annapolis* describes Nicholson's request for the property:

...and whereas his s<sup>d</sup> Excell<sup>cy</sup> the Governo<sup>r</sup> hath requested to have a Certain parcel of Land in the publick pasture according to the Demencons [*sic*] thereof mentioned and layd down in the Platt of the Town for planting and makeing a Garden Vineard or Somerhouse or other use Be it therefore Enacted by the Authority aforesaid that it shall and may be Lawfull for the said Commissioners and Trustees to lay out and allot to his Excellency the said parcel of Lane of the said Town Pasture which shall be to his Ex<sup>cy</sup> and his heires and Assignes forever in fee simple the said Com<sup>rs</sup> keeping a Record of the bounds therof...being drawn up and presented by Richard Beard Gentleman by order and Directions of his Excellency....<sup>3</sup>

Despite his departure from Maryland in 1698 to serve as governor of Virginia, Nicholson retained ownership of his Annapolis property. One of the few notations by surveyor James Stoddert on his plan for the City of Annapolis records that the large tract extending eastward from the proposed site of the statehouse was specifically set aside for Governor Nicholson. Although Nicholson had noted his intent to use the land as a garden, vineyard, and site of a summer house, the land's actual use is not known for certain. In 1718, when James Stoddert resurveyed Annapolis, the Governor's Garden Lot was in the hands of Thomas Bordley, who would later serve as Attorney General of Maryland. Bordley had claimed ownership in 1704 as a result of Nicholson's departure and the destruction, or loss, of Annapolis land records. The notebook of James Stoddert documents his resurvey of the Nicholson's Garden Lot, which was denoted as "Ground formerly surveyed for Governor Nicholson claimed and in possession of Mr. Bordley." Bordley's use of the property is also not clearly documented; it is believed the land was vacant during his tenure as owner.

### Building History

In March 1770, more than fifty years after his father had claimed the land, John Beale Bordley sold a 5-1/2-acre portion of the property to Charles Wallace (1727-1812). Wallace, an entrepreneur and rising member of the business community (staymaker, tavern keeper, merchant, and politician), clearly envisioned a mercantile district or corridor that would connect the political center of town to the commercial core at the head of the dock. Accordingly, he developed the area into a mixed residential and commercial community for shopkeepers, maritime tradesmen, artisans, and craftsmen. The plan began with the platting of Cornhill Street and Fleet Street, both of which traveled from State Circle to Market Space. The individual lots fronting the two new streets were leased; the detailed agreements required tenants to develop the property with residences, stores, taverns, livery stables, and other commercial enterprises. As a source of income for his business, Wallace

---

<sup>3</sup> See "Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729," Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 3

---

served as builder, or “undertaker” of the State House, although he failed to complete the work on the present edifice.

As another means of encouraging development, especially along the head of the dock, Wallace subdivided the property fronting Market Space and sold each parcel individually on March 20, 1771. The property at what is today 26 Market Space, along with the eastern end unit of the four-part building, was transferred by Charles Wallace to Baker Johnson, who then immediately conveyed ownership equally to Wallace and his business partner John Davidson. Although Wallace had already owned the property, according to the deed of transfer, he and Davidson paid Johnson £75 sterling for it. The other sections of the building were also each sold for £75 sterling. The property was described as:

...being in breadth in front twenty eight feet and in the depth ninety six feet and beginning at the end of the end of the first line of Isaac McHard’s part at the center of the last partition wall in the new building now erecting at the head of the Dock and running with the exterior part of the front wall of the same building for breadth twenty eight feet to the easternmost corner of the same Building then running with the exterior part of the gable end wall of the same building to the northernmost corner thereof then being on and running with Cornhill Street....<sup>4</sup>

This land record, one of four deeds that divided the property now designated as 26-38 Market Space, provides a detailed description of the property being conveyed and documents the construction of a building at the time of the 1771 transactions. The building, marked by gable end walls, was a brick structure standing three stories in height. The imposing building dominated the market space with its four equally spaced sections, each three bays wide and five bays deep with a central entry opening on the first story of the façade. The building is clearly noted on Edward Sachse’s *Bird’s Eye View of Annapolis*, from circa 1858. This highly detailed print, although completed nearly 87 years after the building was erected, shows the complex roof form, where “the end units turned their roofs at a right angle to the longitudinal slopes of the middle units, and had classically proportioned pediments facing the water.”<sup>5</sup> The central entry openings appear to be framed in classically inspired surrounds. Two large chimneys of brick rise from the rear of the two end units, while smaller chimney stacks project from the center of the two middle units.

Construction of this imposing four-part building, based on the deeds, is therefore known to have begun in 1771. Joshua Johnson, who was in London in May 1771, wrote to Charles Wallace inquiring about “how the House Building &ca goes on and what progress you have made on the Wharf...”<sup>6</sup> The building appears not to have

---

<sup>4</sup> Provincial Court Records, volume 726, Liber IB 3, Folio 11, Baker Johnson to Charles Wallace and John Davidson (20 March 1771).

<sup>5</sup> Miller and Ridout, 71.

<sup>6</sup> Edward Papenfuse, *In Pursuit of Profit: The Annapolis Merchants in the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), 55.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 4

---

been completed, as Johnson writes in 1774 “you tell me that the house eclipse even chase’s (now Lloyd’s); pray tell me whether or not it is agreeable to Anderson’s plan or Noake’s [*sic*].”<sup>7</sup> Both men mentioned by Johnson were prominent architect/builders working in Annapolis at the time; Joseph Horatio Anderson’s surviving work includes the State House (AA-685) and William Noke was responsible for the Chase-Lloyd House (AA-628). In *Architecture in Annapolis*, architectural historians Marcia Miller and Orlando Ridout V have applied a construction date of “c. 1771-75,” although only a fragment survives today at 26 Market Space.<sup>8</sup>

Wallace strategically located his building on the section of land closest to the docks and fronting the future site of the city market. The building, known collectively as Factor’s Row, was one of the first constructed on the undeveloped tract. The site was undoubtedly selected not only for its proximity to the docks and its general prominence, but also as encouragement for others to build in the vicinity, especially on Wallace’s land. The firm of Wallace, Davidson and Johnson maintained their offices in the eastern end unit at 26 Market Space (commonly known as the Wallace, Davidson and Johnson Building); Johnson owned the section of the building at what is now 36-38 Market Space (AA-1821). Isaac McHard purchased 28-30 Market Space (AA-1819), which was the eastern center unit. Thomas Harwood owned the western center unit, corresponding with 32-34 Market Space (AA-1820).

Charles Wallace’s business partner, John Davidson was the son of William and Mary Davidson. Born in Inverness, Scotland, in 1737, he was married to Eleanor Strachan, the daughter of Captain William Strachan, and together the couple had one daughter.<sup>9</sup> He began his career as a clerk in the Naval Office, eventually becoming one of the most successful merchants in the City of Annapolis largely in part because of his business ventures with Wallace and Joshua Johnson. His public service activities included acting as deputy naval officer of the port of Annapolis, which was highly beneficial to his mercantile interests, as registrar of the Annapolis Free School, and on the Board of Auditors from 1777 until 1794.<sup>10</sup> The 1783 tax list for the Annapolis Hundred, which reflects the stark depreciation in property values in the City of Annapolis during this period of economic depression, notes John Davidson as the fifteenth wealthiest man in Annapolis, with an assessed wealth of £1,015.13.4. Many of the most prosperous men were lawyers or merchants like Davidson; Charles Carroll of Carrollton, who was first on the list with £3,259, was a gentlemen planter.<sup>11</sup> The tax list notes that Davidson owned one lot totaling one acre (valued at £40) and ten slaves. This assessment was for the property at 26 Market Space.

---

<sup>7</sup> Miller and Ridout, 70.

<sup>8</sup> Miller and Ridout, 70.

<sup>9</sup> Robert Harry McIntire, *Annapolis Maryland Families*, (Baltimore, Maryland: Gateway Press, Inc., 1980), 179.

<sup>10</sup> Papenfuse, *In Pursuit of Profit*, passim; Ginger Doyel, *Gone to Market: The Annapolis Market House, 1698-2005*, (Annapolis, Maryland: The City of Annapolis, 2005), 18.

<sup>11</sup> Papenfuse, *In Pursuit of Profit*, 263.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-596

## Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 5

Together with Charles Wallace and Joshua Johnson, John Davidson formed the firm of Wallace, Davidson, and Johnson. The prosperous firm functioned from April 1771 to January 1776. Each of them contributed £1,000 sterling and all held equal shares.<sup>12</sup> Fellow merchant Joshua Johnson was already commissioning goods from James Russell in England for import to Annapolis and was beginning to make the necessary connections for the firm's ultimate success. Historian Edward C. Papenfuse suggests in *In Pursuit of Profit* that the partnership "was the first American firm to break the British middleman's hold on the supply of goods to Maryland, and it was also the first to be active in the consignment tobacco trade independent of British capital." Johnson, who spent most of his time in London purchasing the goods, "dispatch[ing] almost £4,000 sterling of merchandise from London to his Annapolis partners." The firm's success was initially threatened as they were quickly overstocked and "could not make remittances fast enough to suit their London and Glasgow suppliers." The firm "imported nearly £8,000 sterling worth of goods into Annapolis in the fall of 1772, but only £5,000 worth in the fall of 1773," despite a depression that affected both the colonies and England. Actually, by taking advantage of the failures of other merchants and venturing into the tobacco trade, Wallace, Davidson and Johnson became possibly "the largest of the sixteen importing firms" in Annapolis by 1774.<sup>13</sup> "In two years, they handled 4,475 hhds. [hogheads] of tobacco (approximately 7 percent of Maryland's export) and managed several cargoes of wheat, corn, iron, and other commodities."<sup>14</sup> As Papenfuse points out, much of the firm's initial success was related to their exportation of the tobacco of Charles Carroll of Carrollton, who was perhaps the wealthiest planter in Maryland.<sup>15</sup>

The firm often advertised goods recently received and the opportunity to export tobacco:

Annapolis, May 18, 1774

Just imported from London, in the ship *Kitty and Nelly*, capt. James Buchanan; and are to be sold on reasonable terms, by the subscribers, at their store on the head of the dock. A LARGE and general assortment of European and East-India goods, adapted to the season. The subscribers also [...] leave to inform their friends, that the said ship will in a few days go round from hence to Selby's landing, on Patuxent river; where she will take on board tobacco, at seven pounds sterling per ton, consigned to

WALLACE, DAVIDSON, and JOHNSON<sup>16</sup>

Papenfuse cites the "age of affluence" during this period was because of the colony's "noninvolvement in the French and Indian War" (1754-1763) and therefore it did not have major war debt. Further, because it had

<sup>12</sup> Papenfuse, *In Pursuit of Profit*, 53.

<sup>13</sup> Papenfuse, *In Pursuit of Profit*, 30.

<sup>14</sup> Papenfuse, *In Pursuit of Profit*, 70.

<sup>15</sup> Papenfuse, *In Pursuit of Profit*, 71.

<sup>16</sup> *Maryland Gazette*, volume 1497, 19 May 1774. (See Maryland Gazette Collection, MSA SC 2731, September 9, 1772 – September 10, 1779, M1282, image 608).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 6

---

“good markets for its principal exports (grain, tobacco, and iron), per capita income grew.”<sup>17</sup> Yet, when colonial resistance resulted in nonimportation and nonexportation, the firm realized it was time to cease operations while still successful:

A surviving account current for November 1775 indicated that, although they owned £7,585 currency and £6,876 sterling in Maryland, they had balances due on store accounts of £15,171 currency and £17,376 sterling. Over the next few years, the partners were able to settle their accounts and remit good bills to Johnson [for payment to the London tradesmen].<sup>18</sup>

The success of the firm was reflected in the four-part building known as Factor’s Row, which Wallace had erected. Papenfuse speculates on the effects caused by the closure of the firm’s business in London and Johnson’s departure in 1778 for Nantes to serve as consul for Congress:

His [Johnson] leaving London marked the close of a most successful foray into a business long dominated by London merchants and London capital. Between 1771 and 1776, a vanguard of Maryland merchants effectively challenged the British middleman and proved that American capital could hold its own in the tobacco trade. What opportunities and changes war would bring remained to be seen, but the nature and organization of the tobacco trade in the upper Chesapeake would never be the same.<sup>19</sup>

Despite the dissolving of the firm, John Davidson and his brother, Samuel Davidson, continued to maintain the building at 26 Market Space as a store.<sup>20</sup> In July 1784, Davidson was one of eight property owners who collectively conveyed 1.43 acres of land at the head of the dock for use as a market house. This was to be the fifth site for the city’s sixth market house. The “gentlemen” received “the Sum of five Shillings sterling to them in hand paid by the said Mayor Recorder Aldermen and Common council of the City of Annapolis the Receipt wherof [*sic*] is hereby Acknowledged have granted bargained sold aliened enforssed [*sic*] released and confirmed by those Presents....” It was described as:

...all that portion or parcel of Ground lying and being in the City of Annapolis at the head of the Dock Beginning at a Post Standing at the North East Corner of Mr. James Williams’s House [22 Market Space] and running South forty Degrees West three Hundred and Ninety two feet & a half foot till it intersects the line of Church Street [now Main Street] on the south West Side of

<sup>17</sup> Papenfuse, *In Pursuit of Profit*, 30.

<sup>18</sup> Papenfuse, *In Pursuit of Profit*, 73.

<sup>19</sup> Papenfuse, *In Pursuit of Profit*, 75.

<sup>20</sup> Edward Papenfuse and Jane McWilliams, “Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786.” (Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969), 300; See ledgers of John Davidson at Maryland State Archives.



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 7

---

the Dock, then or with said Street South seventy five and a Quarter Degrees East two hundred and nineteen feet To a Post Then North forty Degrees East three hundred and Nineteen feet to a Post Thence with a Straight line to the beginning...<sup>21</sup>

The relocation of the market house within such close proximity to Factor's Row would have served the merchants well. As historian Edward Papenfuse points out in *In Pursuit of Profit* that "at the same time [the market house was being constructed], land prices for privately held property on the dock jumped astronomically, although the owners preferred developmental leasing to outright sale."<sup>22</sup> Papenfuse describes the atmosphere of the dock after the American Revolution:

...merchants and other townspeople worked together to build better facilities for trade. In an area that had been the marshy site of a decaying shipbuilding industry and a few taverns and inns, respectable stores and substantial private wharfs arose, in addition to the public docks. These developments testify to the town's enthusiasm and hopes for the future, but it was not long before signs of overcommitment [*sic*] became painfully apparent.<sup>23</sup>

The prosperity that Annapolitans had come to enjoy began to diminish by 1786 as "taxes were high, money was in short supply, and the market was glutted with goods."<sup>24</sup> By the early 1790s, when the "era of business expansion had ended," the loss of this economic prosperity had so greatly affected property owners that they "had difficulty in leasing, while those who did lease often were unable to collect or were forced to reduce rents."<sup>25</sup> The opulence of the city was further threatened by the rapid expansion of the City of Baltimore, which had become the primary port in Maryland. These factors all prompted the discussion of relocating the state government from Annapolis to Baltimore, but high-ranking members of society and local officials were able to thwart the threats.

When Davidson died on October 11, 1794, his one-half interest in the building at 26 Market Space was bequeathed to his heirs, which included his only daughter (Eleanor Harris), William Davidson, Margaret Davidson, Mary Davidson, and Samuel Davidson. Davidson and Wallace seem to have maintained a good relationship, both for personal and business ventures. Thus, in September 1797, Charles Wallace fulfilled an agreement between the two men and confirmed ownership of John Davidson's one-half interest in 26 Market Street to his heirs. The deed explained that "it was stipulated that the right of survivor should not take place between them." The heirs, including all children and co-heirs, were to receive "forever as tenants in common and not as Joint tenants, one undivided moiety or Half part of that part or parcel of the piece or parcel of

<sup>21</sup> General Court Deeds, Liber TDG 1, Folio 314 (28 July 1784) (also see NH 1, 428).

<sup>22</sup> Papenfuse, *In Pursuit of Profit*, 154.

<sup>23</sup> Papenfuse, *In Pursuit of Profit*, 154.

<sup>24</sup> Papenfuse, *In Pursuit of Profit*, 154.

<sup>25</sup> Papenfuse, *In Pursuit of Profit*, 155-156.



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 8

---

Land....” The Federal Direct Tax of 1798 charged the estate of John Davidson for several properties, although no description of the parcels was given to indicate if the assessment included 26 Market Space. However, Charles Wallace and Eleanor Davidson were charged together for property “fronting the Dock” that included a three-story brick dwelling house (28 x 80) on 2,240 square feet of land. The assessment, valued at \$1,000, specifically noted that “the half of which belongs to Jno Davidson estate.”<sup>26</sup> This description matches that of 26 Market Space.

The Circuit Court appointed Louis Gassaway to sell the real estate of John Davidson and divide the profits amongst the heir. Henry H. Chapman purchased the half-interest in the property at 26 Market Space for \$477.50. He appears to have shared ownership with Wallace, who continued his commercial enterprises until his death in 1812 at the age of eighty-three. Wallace’s personal property was appraised at \$23,774.20 and he maintained extensive landholdings in Annapolis and throughout Anne Arundel County.<sup>27</sup> In March 1819, Nicholas Brewer was appointed trustee of Wallace’s estate and charged with selling his property. One year later, in July 1820, Chapman purchased full title of the eastern end unit of Factor’s Row for just “one dollar current money of the United States.” Within days, he sold the property to Richard Ireland Jones for the substantial profit of \$4,200.

Jones retained ownership of 26 Market Space for slightly less than three years, selling in January 1823 to Clotworthy Birnie of Frederick County. Birnie and his wife, Hester, owned the income-producing property for just ten months before they sold it to Ann Penrice for \$1,700. The deed to Penrice read “...a house and part of a lot or parcel of ground lying and being and situate in Market Space and Cornhill Street in the said City of Annapolis....” Little is known of Ann Penrice, who lived in Annapolis. According to the 1830 census, she resided with two adult females—one most likely being her daughter, Ann. The 1831 Real Property Assessments charged her for just one frame house, although at the time Penrice also owned the three-story brick building at 26 Market Space.

With the death of Ann Penrice in December 1848, her real and personal property were inherited by her daughter, Ann Lambden.<sup>28</sup> The census records do not disclose an Ann Lambden living in the City of Annapolis and, as she had no children, we know the Ann Lambden noted in the late-nineteenth-century censuses is not the same person. The tax assessments, however, document Lambden did own several lots with improvements in Annapolis. Her holdings were appraised at \$2,200 in 1849 and by 1860 she maintained nine houses on ten lots valued at \$9,100. The property was located on Duke of Gloucester Street, West Street, Cornhill Street, Church Street (now Main Street), and Market Space. The slave census documents she owned seven slaves in 1850 and fourteen slaves in 1860.

---

<sup>26</sup> Federal Direct Tax of 1798, Folio 20.

<sup>27</sup> Papenfuse, *In Pursuit of Profit*, 235.

<sup>28</sup> Also seen as Lamden and Lamdin.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 9

---

A land record dated June 21, 1862 from Alexander Randall and Alexander B. Hagner, trustees, to Joseph S.M. Basil for the adjacent property at 28-30 Market Space documents that Lambden leased her property:

...being one of a row of three story brick buildings facing the Dock in Annapolis Situated between the house owned by Mrs. Anne Lambden [26 Market Space] and that now occupied by the family of Mr. William Murdock, and the Lot hereby conveyed [28-30 Market Space] extending back in an irregular form to Cornhill Street as the same now held and enjoyed by the Said Basil by enclosures....<sup>29</sup>

The most detailed documentation related to Lambden's property, particularly 26 Market Space, is recorded in an equity case that occurred after her 1872 death. Ann Lambden had bequeathed her property to her cousin, Captain William H. Gardiner. With the subsequent death of Gardiner, the property was inherited by his two daughters and granddaughter, none of whom resided in Annapolis. Rather, Francis A. Halstead lived in Norfolk, Virginia, Sally G. McKnight resided in Detroit, Michigan, and Francis Farragut Gardiner (who was listed as an "infant") lived in Portland, Maine. In order to sell the property in Annapolis, the Circuit Court appointed John Wirt Randall as trustee. However, the mere sale of the land was not simple and required detailed testimony from those who knew Ann Lambden and her real property. The resulting equity, specifically the testimony of Alexander Randall and William Bryan, explains the intent of the heirs:

I [Alexander Randall] believe Mrs. Ann Lambden died in possession of many houses and lots of ground lying in this city. One house and lot owned and held by her before the sixth day of December 1848 was the brick three story house lying on Market Space in the City of Annapolis, corner of Cornhill Street, occupied now by Mr. [J.C.] Hall as a store below, and by Mr. [James] Legg as a residence above. This house and lot I believe had been held by Mrs. Anne Penrice as her own for many years, and at her death intestate and before sixth December 1848, I had always understood and believed that it descended to Mrs. Anne Lambden who was her only child and heir at Law.

...since the death of Ann Lambden and for a year more, I as the agent of the owners of this property have been attending to it for them, receiving rent, repairing, etc... I estimate the value of this property from four to five thousand dollars as property is now selling in Annapolis, tho [sic] intrinsically it is worth more and would cost twice as much to build it.

I do not believe the house and lot on Market Space is capable of being advantageously divided in any manner. It has only a very small yard – say thirty square feet – where the outhouses are all

---

<sup>29</sup> Land Records of Anne Arundel County, Liber NHG 10, Folio 431 (21 June 1862).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 10

---

built for one family only. It has I believe only one staircase and all the appurtenances seem to be arranged to suit one family. If divided in any other way than the mere separation of the store from the dwelling as they have been used it would essentially impair its value and reduce the price at which the whole would sell.<sup>30</sup>

William Bryan supported Randall's appraised value and also rejected of the idea of dividing the property:

Mrs. Anne Lambden died possessed of houses and lots in Annapolis. The house and lot on north side of West Street in Annapolis called formerly the Western Hotel built by Benjamin T. Pindle bought by her from Col. James Bozle before sixth December 1848. She also had in possession the large brick three story house on corner of Cornhill Street and Market Space in Annapolis descended to her from her mother Mrs. Anne Penrice which she held from her mother's death until her own death. She held houses and lot on Cornhill Street, Church Street [now Main Street], corner of Duke of Gloucester Street, and the Church Circle bought by Mrs. Wells and other houses and lots in Annapolis....

I estimate the value of this house from \$3500 to \$4000.... I do not think it can be divided, it has one small yard and one set of outhouse, and one staircase....<sup>31</sup>

Consequently, the property was sold in its entirety at a public sale by John Wirt Randall on October 3, 1876. The announcement read "Trustee's Sale of very Valuable Property in Annapolis City." The equity case documents the purchase of the property by Julius C. Hall for \$4,000. Born in New York in 1825, Hall was a shoe salesman, who had been leasing the commercial space of 26 Market Space for the number of years. The 1870 census, which does not show what street he lived on, records that Hall was a boarder living with the family of Wendell Bowman. At the time of the census, his personal property was valued at \$1,000. Hall moved to Prince George Street following his second marriage and the birth of his two eldest children. The census for 1880 also documents that James Legg and his family continued to reside on the upper two floors of the brick dwelling at 26 Market Space. Born in 1818, Legg was a farmer who lived with his wife, son Charles, daughters Sarah and Matilda, two grandchildren, and sister Elizabeth Watkins. By this time, as stated by architectural historian Orlando Ridout IV, the building had a "modest Victorian" appearance as a result of changes to the first-story commercial storefront and window openings on the upper stories, and the application of iron balconies and decorative hoods on the windows.<sup>32</sup>

<sup>30</sup> Equity Case 426: Francis A. Halstead, Lucius L. McKnight, and Sally G. McKnight versus Francis Farragut Gardiner, (2 September 1876).

<sup>31</sup> Equity Case 426: Francis A. Halstead, Lucius L. McKnight, and Sally G. McKnight versus Francis Farragut Gardiner, (2 September 1876).

<sup>32</sup> Testimony of Orlando Ridout V to the Historic Preservation Commission of the City of Annapolis (13 March 2007). On file at the City of Annapolis.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 11

---

On the morning of October 22, 1883, the explosion of a coal oil lamp sparked eruptions that resulted in the loss of "ten houses and nine store rooms." Although only two perished in the fire, they unfortunately included Charles Legg, who had returned to the building at 26 Market Space to save his aunt, Elizabeth Watkins. A short article in the *Washington Post* stated that "the naval academy steam engine manned by sailors under Chief L.J.M. Boyd, rendered effective service," with the estimated losses about \$55,000.<sup>33</sup> This devastating fire nearly destroyed the building constructed by Charles Wallace in 1771 on Market Space; three of the four sections at 28-38 Market Space were ruined by the blaze. The eastern end unit at 26 Market Space was partially intact, standing as the only remnant of the historically and architecturally significant 1771 building. While the neighboring property owners quickly began to rebuild entirely, Julius Hall had only to replace the roof, reconstruct several walls, and renovate the interior. Ridout has stated that the building was "reduced to a quarter of its original size and shell by the major fire in 1883."<sup>34</sup> The repairs included the removal of a portion of the exterior walls fronting Fleet Street, which thus reads now as a "two-story ell" and a one-story addition that abutted the ell on its southwest side and the new building at 28-30 Market Space. This reduced the depth of the third floor and required reorientation of the roof. Although the damage was considerable, Hall was able to continue operation of his shoe and boot store. He was assessed for one lot and brick house on Market Space with a value of \$3,840 in 1886.

A circa 1885 photograph of Market Space shows the upper stories of the building following its reconstruction after the fire. The pitch of the side-gabled roof was very shallow, a result of the building's change from five bays in depth to just three bays deep. The window openings on the façade held 2/2, double-hung, wood-sash, topped by pediments that abutted the frieze of the cornice at the third story. The second-story openings on the façade were capped by more ornate projecting lintels that were Italianate in style with scrolled brackets. The slightly overhanging eave was finished with modillions and a boxed cornice.<sup>35</sup>

The disaster seems to have affected Hall financially because he soon defaulted on the mortgage held by neighbor Thomas O. Walton. By the terms of the mortgage agreement, Walton was able to force the sale of the property. Thus, in December 1885, it was sold to Samuel R. Frazier. Born in 1854, Frazier was a butcher with a vending stall in the city market house. He was assessed in 1896 for one lot plus a brick house on Market Space at Fleet Street (noted as Cornhill Street in the assessments), which was appraised at \$3,840. The 1900 census shows Frazier owned and occupied 26 Market Space, free of mortgage. The 1885 Sanborn Fire Insurance map suggests that although he no longer owned the building, Julius Hall continued to operate the shoe and boot store on the first floor. By 1897, as documented by the Sanborn map, the commercial space was occupied by a

<sup>33</sup> "Fatal Fire at Annapolis," *Washington Post*, 23 October 1883, 1.

<sup>34</sup> Testimony of Orlando Ridout V to the Historic Preservation Commission of the City of Annapolis (13 March 2007). On file at the City of Annapolis.

<sup>35</sup> Doyel, 33 and 53; Marion E. Warren and Mame Warren, *The Train's Done Been and Gone*, (Annapolis, Maryland: M.E. Warren, 1976), 34.



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 12

---

clothing store. The maps, along with historic photographs, indicate a large one-story awning supported by metal posts had been applied to the facades of both 26 and 28-30 Market Space, which by this time was a grocery store.<sup>36</sup> This large awning was reduced to just cover the façade of 28-30 Market Space by 1903. During the remaining years of Frazier's ownership the commercial space was used as a gentlemen's store (denoted as Gent's F.G. on the Sanborn maps) and the two upper floors had been renovated for use as apartments. By 1908, the one-story addition on the southwest elevation of the "two-story ell" had been enlarged to two stories.

In 1909, Samuel and Maggie Frazier sold 26 Market Space to Joseph Lorea for \$6,000. The deed of sale recorded that the property included a "brick store and dwelling." Born in Sicily in 1846 and immigrating to the United States in 1896, Lorea was a fruit merchant and, like Frazier, maintained a stall in the city market. Prior to purchasing the Market Space property he lived on Maryland Avenue with his business partner, Antonio Macaluso. Lorea moved the fruit store into the commercial space at 26 Market Space, erecting an iron awning under which the produce could be displayed to passersby. The 1910 census records that Lorea and his family, many of whom worked in the fruit store, had moved into the residential space on the upper floors of the building. The city directory for 1928-1929 documents the name of the store was "Jos. Lorea & Sons Produce."

Despite the death of Joseph Lorea in 1913, the family retained ownership of 26 Market Space until 1932. During this period, they lived on one of the floors of the building, leasing the other to merchant Alec Jacobson and his family. The property was ultimately sold by the Lorea family when they were unable to pay the mortgage. Attorney Ridgely P. Melvin was assigned to sell the building, which was purchased by Donato and Amelia Florestano in December 1932. Within three months, Antonio and Josephine Florestano had obtained one-half interest in the property. Donato and Antonio Florestano were the sons of Giuseppe Florestano, an Italian-born shoemaker who had maintained a shop on Main Street. The brothers, born in Italy, were members of the United States Naval Academy Band. The census shows both Florestano families owned houses on Prince George Street. In the 1930s, the commercial space at 26 Market Space was marked by large show windows flanking a recessed central entry. The first story was topped by a sign that announced the merchants within.<sup>37</sup>

The city directories record the various merchants who leased the commercial space at 26 Market Space from the Florestanos, including Howard's Valet Service (1949), John C. Chevalier shoe repair and French dry cleaners (1954), Cecil Boland shoe repair (1956-1967), and Market Place Cleaners (1956-1972). About 1965, with the leasing of a portion of the building as a dry cleaner, the one-story addition was erected on the northwest elevation. The addition, largely devoid of fenestration today, followed the triangular shape created by the lots fronting Cornhill Street at its intersection with Fleet Street. In 1972, the building was extensively renovated to serve solely as a restaurant, which was known as the Upper Crust Saloon. It subsequently became Riordon's Saloon, a bar and restaurant that occupied the space until 2007.

---

<sup>36</sup> Doyel, 44-45 and 53; Warren, 32.

<sup>37</sup> Doyel, 73.



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 13

---

In 2007-2008, the building underwent extensive repairs in order to stabilize the aging brick structure that had been devastated by fire in 1883. Review of the existing structure revealed reconstruction of the center portion of the third story fronting Market Space with "salvaged brick" (visible with a change in brick bonding). Additionally, the investigation showed that the party wall between 26 Market Space and 28-30 Market Space was intact as were the fireplaces and flues, although the chimney stacks had been cut off below the roof and several of the window openings had been widened. The resulting work included a new roof structure, repair and replacement of window sash, the insertion of a steel frame on the interior, and application of concrete blocks on the interior of the façade to correct the "bowing and twisting."<sup>38</sup>

The property continues to be owned by the Florestano family, who has guided the building's restoration and renovation since 1932. The building is currently vacant, although attempts are being made to lease it as a restaurant.

### Chain of Title

- 1696: Governor Francis Nicholson granted property  
*Act for Keeping Good Rules and Orders in the Porte of Annapolis*  
Proceedings and Acts of the General Assembly, September 16-October 2, 1696  
Liber LL 2 Pages 134-144
- Richard Benjamin survey for Francis Nicholson
- 1704: Thomas Bordley claimed ownership of property following Francis Nicholson's  
departure to Virginia and destruction of land records
- July 1718: James Stoddert resurveyed for Thomas Bordley
- March 21, 1770: John Beale Bordley to Charles Wallace  
Provincial Court Records  
Volume 726  
Liber DD 5 Folio 35

---

<sup>38</sup> Testimony of Orlando Ridout V to the Historic Preservation Commission of the City of Annapolis (13 March 2007). On file at the City of Annapolis.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 14

---

|                    |   |
|--------------------|---|
| March 21, 1771:    | Charles Wallace to Baker Johnson<br>Provincial Court Records<br>Volume 726<br>Liber IB 3 Folio 9  |
| March 21, 1771:    | Baker Johnson to Charles Wallace and John Davidson<br>Provincial Court Records<br>Volume 726<br>Liber IB 3 Folio 11                         |
| September 8, 1797: | Charles Wallace to heirs of John Davidson<br>Undivided one-half interest<br>Land Records of Anne Arundel County<br>Liber NH 8 Folio 662     |
| July 20, 1820:     | Nicholas Brewer, Trustee for Estate of Charles Wallace, to Henry H. Chapman<br>Land Records of Anne Arundel County<br>Liber WSG 7 Folio 232 |
| July 29, 1820:     | Henry H. Chapman to Richard Ireland Jones<br>Land Records of Anne Arundel County<br>Liber WSG 7 Folio 267                                   |
| January 10, 1823:  | Richard Ireland Jones to Clotworthy Birnie<br>Land Records of Anne Arundel County<br>Liber WSG 9 Folio 231                                  |
| October 23, 1832:  | Clotworthy and Hester Birnie to Ann Penrice<br>Land Records of Anne Arundel County<br>Liber WSG 17 Folio 286                                |
| December 6, 1848:  | Ann Penrice devised to daughter, Ann Lambden  |
| 1872:              | Ann Lambden bequeathed to cousin, William H. Gardiner, who devised to two daughters and granddaughter                                       |

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

Wallace, Davidson, and Johnson Building  
Continuation Sheet

Number 8 Page 15

---

October 10, 1877: John Wirt Randall, Trustee, to Julius C. Hall  
Equity Case 426: Francis A. Halstead, Lucius L. McKnight and Sally G.  
McKnight vs. Francis Farragut Gardiner (September 2, 1876)  
Land Records of Anne Arundel County  
Liber SH 11 Folio 598

December 5, 1885: Nicholas H. Green, Trustee, to Samuel R. Frazier  
Equity Case 1723: Mortgage Default by Julius C. Hall to Thomas O. Walton  
Land Records of Anne Arundel County  
Liber JCB 4 Folio 384

March 3, 1909: Samuel R. and Maggie R. Frazier to Joseph Lorea  
Land Records of Anne Arundel County  
Liber GW 70 Folio 136

June 23, 1913: Joseph Lorea bequeathed to Concetta Lorea, widow, and children

February 17, 1914: Concetta Lorea to Anthony Lorea and Samuel Lorea  
Undivided one-fourth interest  
Land Records of Anne Arundel County  
Liber GW 99 Folio 428

December 29, 1932: Ridgely P. Melvin, Attorney, to Donato and Amelia D. Florestano  
Equity Case 6414: In the Matter of the Sale of the Mortgaged Real Estate of  
Concetta Lorea, et al

February 23, 1933: Ridgely P. Melvin, Attorney, and Donato and Amelia D. Florestano to Antonio  
and Josephine Florestano  
Land Records of Anne Arundel County  
Liber FSR 118 Folio 71

July 24, 1956: Josephine Florestano to Ralph Cresap Davis, Trustee  
Land Records of Anne Arundel County  
Liber GTC 1047 Folio 344

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-596

### Wallace, Davidson, and Johnson Building Continuation Sheet

Number 8 Page 16

---

- July 24, 1956: Ralph Cresap Davis, Trustee, to Josephine Florestano, Teresa Florestano Hunt, and Joseph M. Florestano  
Land Records of Anne Arundel County  
Liber GTC 1047 Folio 346
- July 19, 1989: Philip S. Hill, Executor of the Estate of Joseph M. Florestano, to Lorea Hunt Wright and Anthony Hunt  
Undivided one-half interest  
Estate Docket 4686 (Surrogate's Court of New York County) and Collateral Estate 24532 (Anne Arundel County Will Records)  
Land Records of Anne Arundel County  
Liber HES 4939 Folio 810
- February 20, 1997: Myrtle M. Florestano to Dana J. Florestano and Peggy Joy Florestano  
Undivided one-sixth interest  
Land Records of Anne Arundel County  
Liber 7796 Folio 539
- October 20, 1998: Lola F. Dawson and Floranne N. Palka to Floranne N. Palka  
Undivided one-sixth interest  
Land Records of Anne Arundel County  
Liber 8873 Folio 453
- October 20, 1998: M. Theresa Newman and Floranne N. Palka to Floranne N. Palka  
Undivided one-sixth interest  
Land Records of Anne Arundel County  
Liber 8873 Folio 456
- December 22, 2006: Dana J. Florestano, Peggy Joy Florestano, Floranne Palka, Anthony Hunt and Lorea Hunt Wright to 26 Market Space LLC  
Land Records of Anne Arundel County  
Liber RPD 18639 Folio 574

---

## 9. Major Bibliographical References

Inventory No. AA-596

- Baltz, Shirley V. *The Quays of the City: An Account of the Bustling Eighteenth Century Port of Annapolis*. Annapolis, Maryland: The Liberty Tree, Ltd, 1975.
- Doyel, Ginger. *Gone to Market: The Annapolis Market House, 1698-2005*. Annapolis, Maryland: The City of Annapolis, 2005.
- McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, Maryland: Gateway Press, Inc., 1980.
- Papenfuse, Edward. *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805.*, Baltimore, Maryland: The Johns Hopkins University Press, 1975.
- Warren, Marion E. and Mame Warren. *The Train's Done Been and Gone*. Annapolis, Maryland: M.E. Warren, 1976.

---

## 10. Geographical Data

Acreage of surveyed property less than one acre  
Acreage of historical setting 5.14 acres  
Quadrangle name Annapolis Quadrangle scale: 1:24,000

---

### Verbal boundary description and justification

The building at 26 Market Space, the last remaining remnant of Factor's Row, was constructed in 1771 by Charles Wallace. The property is located on Parcel 843 as noted on Tax Map 52A. The property was owned by Governor Francis Nicholson for use as his garden prior to its subdivision by Charles Wallace in 1771. Following a fire in 1883, which destroyed three of the four portions of Factor's Row (28-38 Market Space), the building was reconstructed.

---

## 11. Form Prepared by

|                 |   |           |                      |
|-----------------|---|-----------|----------------------|
| name/title      | Laura V. Trieschmann, Architectural Historian |           |                      |
| organization    | EHT Traceries                                 | date      | May 2009             |
| street & number | 1121 Fifth Street, N.W.                       | telephone | 202/393-1199         |
| city or town    | Washington                                    | state     | District of Columbia |

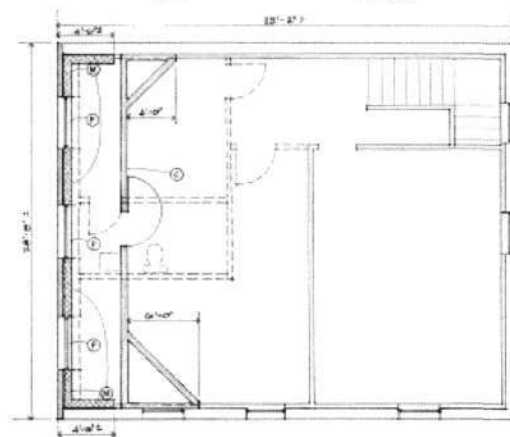
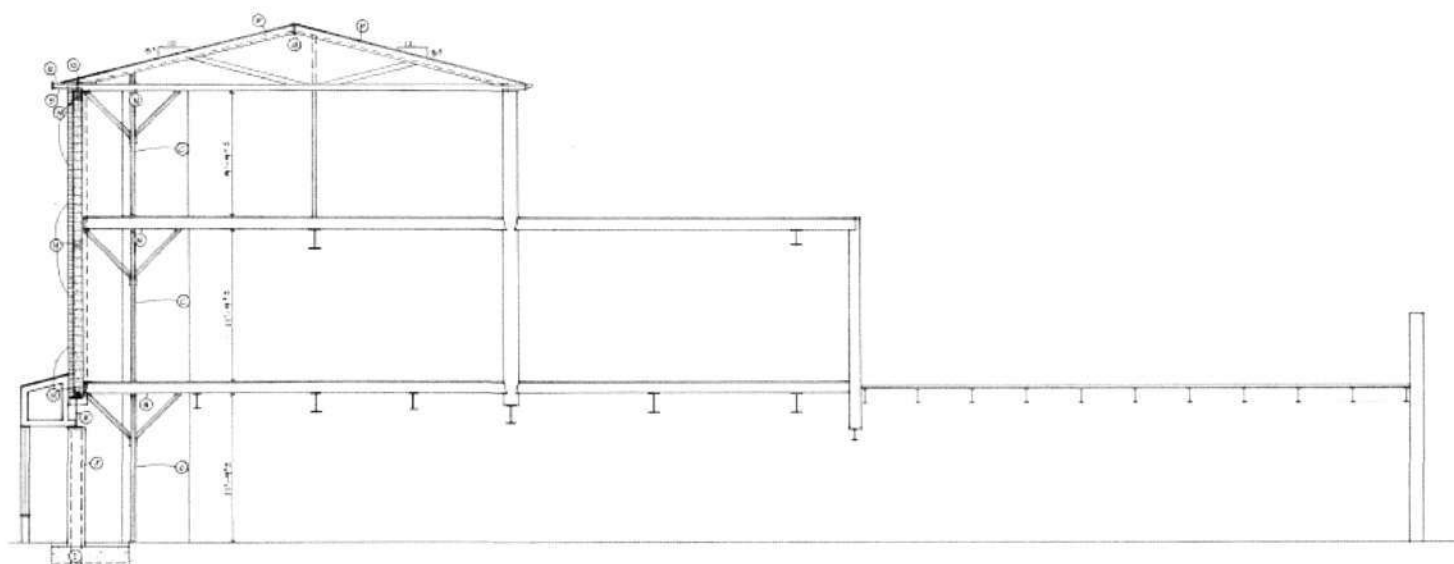
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600







### General Notes

- [illegible]

Wallace, Davidson, and Johnson Building (AA-596)  
26 Market Space, Annapolis, Anne Arundel County



**26 MARKET SPACE BUILDING**  
ANNAPOLIS, MARYLAND



SHEET  
**1**  
 OF  
 THREE

JAMES W. JOHNSON  
 DATE: DEC. 4, 2008  
 REV. JULY 17, 2009  
 DRAWING BY  
 CHECKED BY

**26 MARKET SPACE BUILDING**  
 ANNAPOLIS  
 MARYLAND

DANA J. FLORESTANO  
 ARCHITECT  
 REGISTERED IN THE STATES OF INDIANA AND MARYLAND  
 P. O. BOX 3800  
 INDIANAPOLIS, IN 46216-0380  
 PHONE 317-251-7430

F.

Wallace, Davidson, and Johnson Building (AA-596)  
26 Market Space, Annapolis, Anne Arundel County

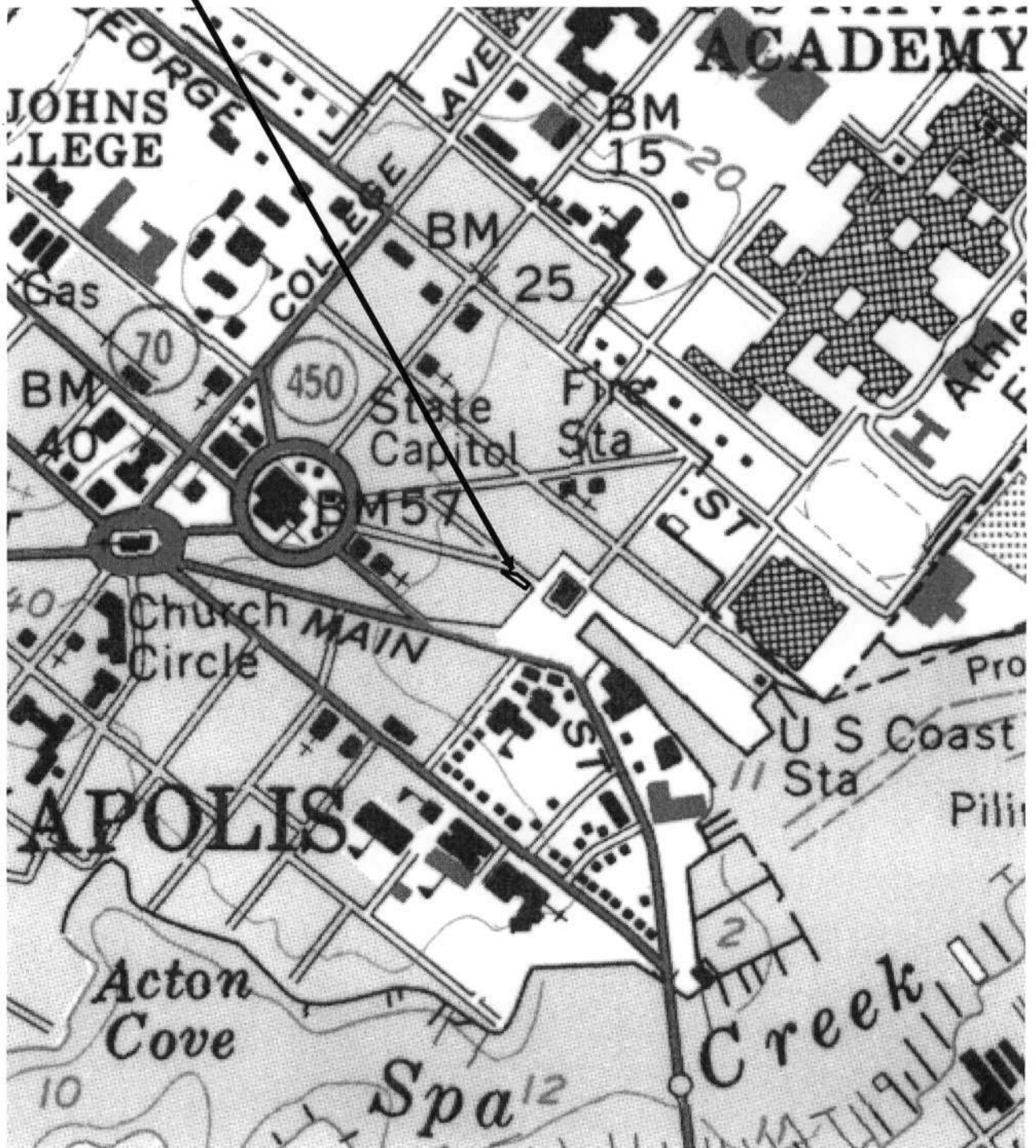
EHT Tracerics, Inc.  
August 2009



N ↑



AA-596  
Riordan's Saloon  
26 Market Space  
Annapolis  
Annapolis Quad



|   |  |
|---|--|
| <b>AA-596</b><br><b>26 MARKET SPACE</b><br><b>ANNE ARUNDEL COUNTY, MARYLAND</b> | Photographer: EHT Tracerics<br><br>Date: April 2009<br><br>Paper and Ink Type: Not printed |
|---|--|

|                              |  |
|------------------------------|--|
| 1. AA-596_2009-04-25_01.tif  | First floor ceiling looking West               |
| 2. AA-596_2009-04-25_02.tif  | First floor looking SE                         |
| 3. AA-596_2009-04-25_03.tif  | First floor ceiling looking SW                 |
| 4. AA-596_2009-04-25_04.tif  | First floor ceiling looking NE                 |
| 5. AA-596_2009-04-25_05.tif  | First floor looking South                      |
| 6. AA-596_2009-04-25_06.tif  | First floor flooring looking SE                |
| 7. AA-596_2009-04-25_07.tif  | First floor ceiling looking NE                 |
| 8. AA-596_2009-04-25_08.tif  | First floor ceiling looking NW                 |
| 9. AA-596_2009-04-25_09.tif  | First floor NE wall looking NE                 |
| 10. AA-596_2009-04-25_10.tif | First floor looking NW                         |
| 11. AA-596_2009-04-25_11.tif | First floor East corner looking East           |
| 12. AA-596_2009-04-25_12.tif | First floor to addition looking NW             |
| 13. AA-596_2009-04-25_13.tif | First floor NE wall looking NE                 |
| 14. AA-596_2009-04-25_14.tif | First floor ceiling North corner looking North |
| 15. AA-596_2009-04-25_15.tif | Stair to Second floor looking NW               |
| 16. AA-596_2009-04-25_16.tif | Second floor hall looking SE                   |
| 17. AA-596_2009-04-25_17.tif | Second floor hall looking North                |
| 18. AA-596_2009-04-25_18.tif | Second floor hall looking North                |
| 19. AA-596_2009-04-25_19.tif | Second floor NE wall looking NE                |
| 20. AA-596_2009-04-25_20.tif | Second floor East corner looking East          |
| 21. AA-596_2009-04-25_21.tif | Second floor NE wall looking NE                |
| 22. AA-596_2009-04-25_22.tif | Second floor looking North                     |
| 23. AA-596_2009-04-25_23.tif | Second floor SW wall looking SW                |
| 24. AA-596_2009-04-25_24.tif | Second floor looking North                     |
| 25. AA-596_2009-04-25_25.tif | Second floor NE wall looking NE                |
| 26. AA-596_2009-04-25_26.tif | Second floor SW wall looking West              |
| 27. AA-596_2009-04-25_27.tif | Third floor NW room looking North              |
| 28. AA-596_2009-04-25_28.tif | Third floor SE room looking SE                 |
| 29. AA-596_2009-04-25_29.tif | Third floor NE wall looking NE                 |
| 30. AA-596_2009-04-25_30.tif | Third floor looking NW                         |
| 31. AA-596_2009-04-25_31.tif | Third floor flooring SE room looking SW        |
| 32. AA-596_2009-04-25_32.tif | Third floor SE room window detail looking NE   |
| 33. AA-596_2009-04-25_33.tif | Third floor SW wall looking SW                 |
| 34. AA-596_2009-04-25_34.tif | Third floor NE wall window detail looking NE   |
| 35. AA-596_2009-04-25_35.tif | Third floor NW room looking North              |

|                              |   |
|------------------------------|---|
| 36. AA-596_2009-04-25_36.tif | Third floor NW room window detail looking NW    |
| 37. AA-596_2009-04-25_37.tif | Third floor NW room baseboard detail looking NW |
| 38. AA-596_2009-04-25_38.tif | Third floor NW room looking North               |
| 39. AA-596_2009-04-25_39.tif | Second floor hall looking NW                    |
| 40. AA-596_2009-04-25_40.tif | Third floor stair to second floor looking NW    |
| 41. AA-596_2009-04-25_41.tif | Second floor looking North                      |
| 42. AA-596_2009-04-25_42.tif | North corner looking south                      |
| 43. AA-596_2009-04-25_43.tif | NW elevation from roof of addition looking SE   |
| 44. AA-596_2009-04-25_44.tif | East corner looking West                        |
| 45. AA-596_2009-04-25_45.tif | SE elevation detail looking NW                  |
| 46. AA-596_2009-04-25_46.tif | NE elevation detail looking West                |
| 47. AA-596_2009-04-25_47.tif | NE elevation looking West                       |
| 48. AA-596_2009-04-25_48.tif | NE elevation foundation detail looking SW       |
| 49. AA-596_2009-04-25_49.tif | NE elevation detail looking NW                  |
| 50. AA-596_2009-04-25_50.tif | North elevation looking South                   |





AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
STREETSCAPE, LOOKING NORTH  
1 OF 18



AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRALERIES  
APRIL 2009  
MARYLAND SHPO  
EAST CORNER LOOKING WEST  
2 OF 18





AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
EAST CORNER LOOKING WEST  
3 OF 18

# RIORDAN'S

LEASE  
COUNTRY  
FARM  
FOR  
RUM GUINNESS  
410-760-1313

JOE RIORDAN  
RUM GUINNESS  
410-760-1313

JOE RIORDAN  
RUM GUINNESS  
410-760-1313

AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
STOREFRONT, SOUTHEAST ELEVATION  
LOOKING NW

4 OF 18





AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
CORNICE DETAIL, SOUTHEAST ELEVATION  
LOOKING NORTHEAST

5 OF 18



AA-596

26 MARKET SPACE  
ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

NORTHEAST ELEVATION LOOKING SOUTH

• 6 OF 18



AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
NORTH CORNER LOOKING SOUTH  
7 OF 18





AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
NORTHWEST ELEVATION OF MAIN BLOCK,  
LOOKING SE FROM ROOF OF ADDITION  
8 OF 18



AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
FIRST FLOOR LOOKING WEST  
9 OF 18





AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRALERIES  
APRIL 2009  
MARYLAND SHPO  
FIRST FLOOR, SOUTHWEST WALL  
LOOKING SW

10 OF 18



AA-596

26 MARKET SPACE  
ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

SECOND FLOOR LOOKING SE

11 OF 18



AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
SECOND FLOOR LOOKING NW  
12 OF 18





AA-596

26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRALERIES

APRIL 2009  
MARYLAND SHPO

SECOND FLOOR LOOKING NORTH

13 OF 18



AA-596

26 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRALERIES

APRIL 2009

MARYLAND SHPO

SECOND FLOOR LOOKING WEST

14 OF 18



AA-596

26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRALERIES

APRIL 2009

MARYLAND SHPO

THIRD FLOOR LOOKING NORTH

15 OF 18





AA-596

26 MARKET SPACE  
ANNAPOLIS, MARYLAND

EHT TRALERIES

APRIL 2009

MARYLAND SHPO

THIRD FLOOR, SOUTH ROOM, NORTH  
CORNER, LOOKING NORTH

16 OF 18



AA-596  
26 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRALERIES  
APRIL 2009  
MARYLAND SHPO  
THIRD FLOOR LOOKING SW  
17 OF 18



AA-596

26 MARKET SPACE  
ANNAPOLIS, MARYLAND

EHF TRAILERIES

APRIL 2009

MARYLAND SHPO

THIRD FLOOR, LOOKING NORTH

18 OF 18



MARYLAND HISTORICAL TRUST  
21 STATE CIRCLE  
SHAW HOUSE  
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET  
Individual Structure Survey Form

SURVEY NUMBER:

AA 596

NEGATIVE FILE NUMBER:

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

Wallace, Davidson & Johnson Bldg.

PRESENT USE: Retail/Office

ORIGINAL USE: Retail/Apartment

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ( )

Good (X)

Fair ( )

Poor: ( )

THEME:

STYLE: Georgian

DATE BUILT:

c.17 71- Altered L19thC

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 28 Market Space

26

COMMON NAME: Riordan's

FUNCTIONAL TYPE: Comm Map32 Par 350

OWNER: M. I. Newman

ADDRESS: 108 Duke of Gloucester  
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes (X) No ( ) Restricted ( )

LEVEL OF SIGNIFICANCE:

Local (X) State ( ) National ( )

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ( ) Brick (X) Concrete ( ) Concrete Block ( )
2. Wall Structure
  - A. Wood Frame: Post and Beam ( ) Balloon ( )
  - B. Wood Bearing Masonry: Brick (X) Stone ( ) Concrete ( ) Concrete Block ( )
  - C. Iron ( ) D. Steel ( ) E. Other:
3. Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( )  
Novelty ( ) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( )  
Brick Veneer (X) Stone Veneer ( ) Asbestos Shingle ( )  
Bonding Pattern: Other:
4. Roof Structure
  - A. Truss: Wood (X) Iron ( ) Steel ( ) Concrete ( )
  - B. Other:
5. Roof Covering: Slate ( ) Wood Shingle ( ) Asphalt Shingle (X) Sheet Metal ( )  
Built Up ( ) Rolled ( ) Tile ( ) Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ( ) Towers ( ) Cupolas ( ) Dormers ( ) Chimneys ( ) Sheds ( ) Ells ( )  
Wings ( ) Other:

Roof Style: Gable (X) Hip ( ) Shed ( ) Flat ( ) Mansard ( ) Gambrel ( ) Jerkinhead ( )  
Saw Tooth ( ) With Monitor ( ) With Bellcast ( ) With Parapet ( ) With False Front ( )  
Other:

Number of Stories: 3

Number of Bays: 3

Approximate Dimensions: 25 x 80

Entrance Location: Left, inset

THREAT TO STRUCTURE:

No Threat (X) Zoning ( ) Roads ( )  
Development ( ) Deterioration ( )  
Alteration ( ) Other:

LOCAL ATTITUDES:

Positive ( ) Negative ( )  
Mixed ( ) Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-596

Bracketed cornice, second and third floor windows with simple flat casings; belt courses at both upper floors; return at side elevation first floor altered.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

One of the three buildings that comprise Factor's Row, probably the most important group of structures in the historic district. Unrecognizable in its present state, the structure is now a minor example of Italianate Victorian commercial but has exceptional potential, critical to streetscape and the integrity of the Market Space.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane( )Woodland( )Scattered Buildings( )  
Moderately Built Up( )Densely-Built Up(✓)  
Residential( )Commercial( )  
Agricultural( )Industrial( )  
Roadside Strip Development( )  
Other:

RECORDED BY:

Russell Wright

ORGANIZATION:


Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983

02059612-11

Form 10-445  
(5/62)

|   |          |   |  |
|---|----------|---|--|
| 1. STATE Annapolis, Maryland  |          | HISTORIC AMERICAN BUILDINGS SURVEY<br>INVENTORY   |  |
| COUNTY  |          | 2. NAME The Factors Houses  |  |
| TOWN 26   | VICINITY | DATE OR PERIOD c. 1774  |  |
| STREET NO. 26 - 34 Market Space   |          | STYLE Victorian facade  |  |
| ORIGINAL OWNER British Factors  |          | ARCHITECT   |  |
| ORIGINAL USE Factors Houses   |          | BUILDER   |  |
| PRESIDENT OWNER   |          | 3. FOR LIBRARY OF CONGRESS USE  |  |
| PRESIDENT USE 3 stores  |          |   |  |
| WALL CONSTRUCTION brick   |          |   |  |
| NO. OF STORIES three  |          |   |  |
| 4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION  |          | OPEN TO PUBLIC yes  |  |
| <p>The Factors were the important British merchants in Annapolis. Their houses were originally 4 adjoining homes, now a block of three stores. Their original appearance can be seen in the Sachse print of 1859. The four equal size bays had a small triangular pediment at each end. The buildings have undergone extensive Victorianization, however, earlier brickwork in splayed lintels and in belt courses is evident, especially on No. 28. No. 34 is fairly typical Victorian commercial with a heavy bracketed cornice. No. 30-32 has Victorian cornice and 6 sets of triple windows. No. 28 is least altered on Cornhill Street side and has nicest facade of long, shuttered 4/4 windows. All storefronts are later additions. Restoration would have to be a concerted effort on the part of various owners, however, it would be <u>very worthwhile</u>; it would primarily involve restoring the facades and roof line.</p> |          |   |  |
|   |          | Exterior good   |  |
| 6. LOCATION MAP (Plan Optional)   |          | 7. PHOTOGRAPH   |  |
| 3. PUBLISHED SOURCES (Author, Title, Pages)<br>INTERVIEWS, RECORDS, PHOTOS, ETC.<br>Historic Annapolis, Inc.<br>Sachse Print<br>Constance Wernier   |          | 9. NAME, ADDRESS AND TITLE OF RECORDER<br>William D. Morgan<br>Columbia University<br>New York City<br>DATE OF RECORD July 17, 1967 |  |

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



26

28 Market Space

AA 596

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NK Elevation/camera facing SW